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**2018/0035****Applicant:** Matt Hownam**Description:** Siting of 7 no. kiosks and sludge thickening building to enable upgrade of treatment process.**Site Address:** Lundwood Waste Water Treatment Works, Lund Lane, Lundwood, Barnsley, S71 5NP

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**Site Description**

Lundwood Waste Water Treatment Works is an existing Yorkshire Water (YW) Waste Water Treatment Works constructed circa 1960 in the village of Lundwood, 3.2km east of Barnsley, South Yorkshire. The site is bounded by the River Dearne and fields to the east and by housing to the North and to the North East. Access to the site is gained via the existing main site entrance off Lund Lane, off the A628 Pontefract Road. The Lundwood site is approximately 32.8ha in size. The nearest dwelling abuts the north-eastern boundary of the site.

**Planning History**

B/77/0569 - Construct extensions to sludge treatment works – approved.

B/96/0462/BA - Erection of building to house sewage treatment plant – approved.

B/01/0935/BA - Erection of building to house sludge treatment works – approved.

2006/0967 - Erection of control kiosk at sewage treatment works – approved.

2007/0392 - Erection of processing units, storage tanks and associated buildings – approved.

2008/1419 - Erection of dewatering building and a pumping station, sludge tank and sludge screen – approved.

2011/0688 - Installation of new motor control centre kiosk – approved.

**Proposed Development**

The structures for which planning permission is sought are 7 no. transformer and substation kiosks, varying in size from 3.25 x 3.25 x 3.6, with the largest being 16.1 x 4.1 x 3.6m, and 1 no. sludge thickening building of approximate dimensions 25m x 13m and 7m high.

The new sludge drum thickening building and sludge blend storage tanks will have a new odour control system. The new sludge drum thickening building will thicken blended primary and secondary sludge. The application has been accompanied by an odour report, preliminary ecological appraisal and flood risk assessment.

The kiosks will be of glass reinforced plastic in Holly Green on reinforced concrete slab. The sludge thickening building is proposed to be of trapezoidal cladding in Holly Green on reinforced concrete base.

In support of the application the applicant has provided the following justification:

“The proposed new structures within the Lundwood WwTW are required to allow Yorkshire Water to meet their statutory duty as a sewerage undertaker as set out in the Water Industry Act 1991. The upgrades are specifically required to allow the sewage treatment process to meet the required reductions in ammonia, which come into force in March 2020. These changes have followed the introduction of the Environment Agency’s Water Industry National

Environment Programme (WINEP), designed to improve water quality in rivers and to ensure that the UK is complying with the European Water Framework Directive.

Without the proposed additional infrastructure, the existing percolating filters and activated sludge plant will be unable to achieve the level needed to provide a robust and dependable treatment for Barnsley. Therefore, placing the existing Waste Water Treatment works (WwTW) under additional pressure”

## **Policy Context**

### **UDP Green Belt**

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

The emergent policies of the Local Plan that are attributable to this development are GD1 and GB1. In general they resonate with the requirements of Core Strategy Policy 29 and 34.

### Core Strategy

CSP21 – Rural Economy – states that we will encourage a viable rural economy by allowing development in rural areas if it supports the development of the rural economy or results in the growth of existing businesses. Such development amongst other matters will be expected to:

- Not have a harmful impact on the countryside, biodiversity, Green Belt, landscape or local character of the area
- Consider the re-use of existing rural buildings in the first instance and
- Protect the best quality agricultural land.

CSP29 – Design – sets out the overarching design principles for the borough to ensure that development is appropriate to its context and states that high quality development will be expected.

CSP34 – Protection of Green Belt – the extent of the Green Belt will be safeguarded and remain unchanged.

CSP36 – Biodiversity and Geodiversity – development will be expected to conserve and enhance the biodiversity and geological features of the borough

CSP40 – Pollution Control and Protection – development will be expected to demonstrate that it is not likely to result in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

## National Planning Policy Framework

Core planning principles 4 of the NPPF states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Core planning principle 5 refers to protecting the Green Belt.

- Subject to exceptions, a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. An exception is limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Conserving and enhancing the natural environment:

- To prevent unacceptable risks from pollution, planning decisions should ensure that new development is appropriate for its location. The effects on health, the natural environment or general amenity, and the potential sensitivity of the area to adverse effects from pollution, should be taken into account.

## **Consultations**

Biodiversity – no comments received

Highways Drainage – no objections raised

Pollution Control – no objections raised

Environment Agency - no objections raised

Ward Councillors – no comments received

## **Representations**

Notification letters were sent to nearby properties, and the scheme was advertised by site notice and by press notice. One letter has been received. The letter does not object to the work being carried out but requests additional screening along the boundary to compensate for trees that have been cut down in the past. The applicant has confirmed that they are happy to replant some trees.

## **Assessment**

### Principle of Development

The NPPF states that certain forms of development are not considered inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These include engineering operations and limited infilling and the partial redevelopment of a previously developed site. Outside of these specified forms of development, the erection of new buildings would be classed as inappropriate development which is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

With regards to the development put forward the application site would be classed as brownfield land as it currently operates as a Waste Water Treatment Works (WwTW) with a number of buildings and structures currently on the site. The proposed kiosks and sludge thickening building would be subservient to the existing structures and as such the proposal could be classed as limited infilling of a previously developed site. Notwithstanding this the applicant has also put forward a case of very special circumstance in that the works are specifically required to allow the sewage treatment process to meet the required reductions

in ammonia, which come into force in March 2020. These changes have followed the introduction of the Environment Agency's Water Industry National Environment Programme (WINEP), designed to improve water quality in rivers and to ensure that the UK is complying with the European Water Framework Directive (2000). Without the proposed additional infrastructure, the existing percolating filters and activated sludge plant will be unable to achieve the level needed to provide a robust and dependable treatment for Barnsley. It is therefore considered that, whether the buildings are considered appropriate development or not, sufficient justification has been provided to support the development at this location and it would not be detrimental to the fundamental aims of protecting the Green Belt.

In addition for the justification for the buildings it is necessary to assess the impact on the openness of the Green Belt. All proposed structures lie within the footprint of the existing WwTW and are of a scale that fits with the surrounding buildings. The tallest proposed structure is 7.2 metres in height. The purpose of the surrounding Green Belt land is as critical water infrastructure and the scale of the proposed buildings will result in no detrimental impact on openness. It would also not be possible to place this infrastructure outside of the designation, due to its proximity to the existing facility. The location of additional infrastructure within the works therefore minimises the impact of the development. It is therefore considered that, whether the buildings are considered appropriate development or not, sufficient justification has been provided to support the development at this location and it would not be detrimental to the fundamental aims of protecting the Green Belt.

#### Residential Amenity

Whilst the site boundary abuts residential dwellings, the proposals themselves within this large 32.8ha site are located away from any residential properties, with the nearest dwelling being located around 35m from the nearest proposed kiosk. The sludge building would be approximately 130m away and have active ventilation and new odour control system. The Council's Pollution Control Section have raised no objections to the scheme and it is also proposed to limit all construction vehicle movements to daytime hours to prevent undue disturbance to neighbours. It is therefore highly unlikely that the proposal will have a detrimental effect on neighbouring amenities and so is considered acceptable.

#### Visual Amenity

The proposed kiosks and building being coloured Holly Green and constructed in either steel or GRP would reflect the design of existing plant on the site and successfully merge with it. The site is set well back from any public highway and so is not highly visible. The proposal respects the local character of the area as far as it can, and is appropriate to its context and being on a site already in use as a sewage treatment works and therefore is considered acceptable.

The proposals form a small part of a much wider scheme of upgrading which under permitted development rights will see the removal of a number of large structures, and other improvements. Overall the small proposals that form part of this planning application will enable these larger scale improvements to be implemented in full and will lead to an overall improvement of the site in visual amenity and in the wider environment together with the improvement in water quality in the River Dearne.

#### Highway Safety

On completion would not generate any significant additional vehicular movements. The Council's Highways Section has no comments. As such, there would be no adverse impact on highway safety and the proposal is considered to comply with policy CSP26.

## Ecology

The applicants have submitted a preliminary ecological appraisal which covers the whole site. The survey notes that the northern half of the site is dominated by hardstanding, between which are areas of amenity and improved grassland. The southern half of the site is dominated by tall ruderal vegetation, with areas of standing water, scrub and hardstanding. However all the works proposed are in the northern half of the site and therefore away from the water bodies and the majority of vegetation. The proposal works are for minor additions to the site compared to the existing structure and as such there will be little impact on existing wildlife but the ecology survey does recommend a number of precautionary works during the construction period which can be conditioned.

## **Recommendation**

**Approve** – subject to conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**
- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:  
R1263-GHD-316-01-DR-C-01036 ASP No2 MCC Kiosk Plans & Elevations  
R1263-GHD-316-01-DR-C-01039 Sludge Thickening Building Ground Floor Plan  
R1263-GHD-316-01-DR-C-01040 Sludge Thickening Building Roof Plan  
R1263-GHD-1316-01-DR-C-01041 Sludge Thickening Building Elevations (1 of 2)  
R1263-GHD-316-01-DR-C-01042 Sludge Thickening Building Elevations ( 2 of 2)  
R1263-GHD-316-01-DR-C-01043 Inlet Works Transformer Substation Kiosk Plans and Elevations  
R1263-GHD-316-01-DR-C-01044 Inlet Works MCC20 Switchroom Kiosk Plans and Elevations  
R1263-GHD-316-01-DR-C-01045 11 KVDNO Substation Kiosk Plans and Elevations  
R1263-GHD-316-01-DR-C-01046 Site Main substation Kiosk Plans and Elevations  
R1263-GHD-316-01-DR-C-01072 Site Wide Planning Proposal Location Plan  
R1263-GHD-316-01-RP-Z-01023 Planning Statement  
236381-71 Green Belt Note - Arup  
Preliminary Ecological Appraisal Issue 1 dated 6 June 2016  
Inlet Works Odour Modelling dated January 2018 by H & M Environmental Ltd  
**Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**
- 3 Upon commencement of development, full details of replacement tree planting to the boundary with 75 Lund Lane, including details of the species, positions and planted heights of proposed trees shall be submitted to and approved in writing by the Local Planning Authority. The approved tree planting details shall be implemented within the first available planting season following commencement of the development. Any trees which die within a period of 5 years from the completion of the development , are removed , or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.**

- 4 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0700 to 1800 Monday to Friday and 0700 to 1600 on Saturdays and at no time on Sundays or Bank Holidays.

**Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.**

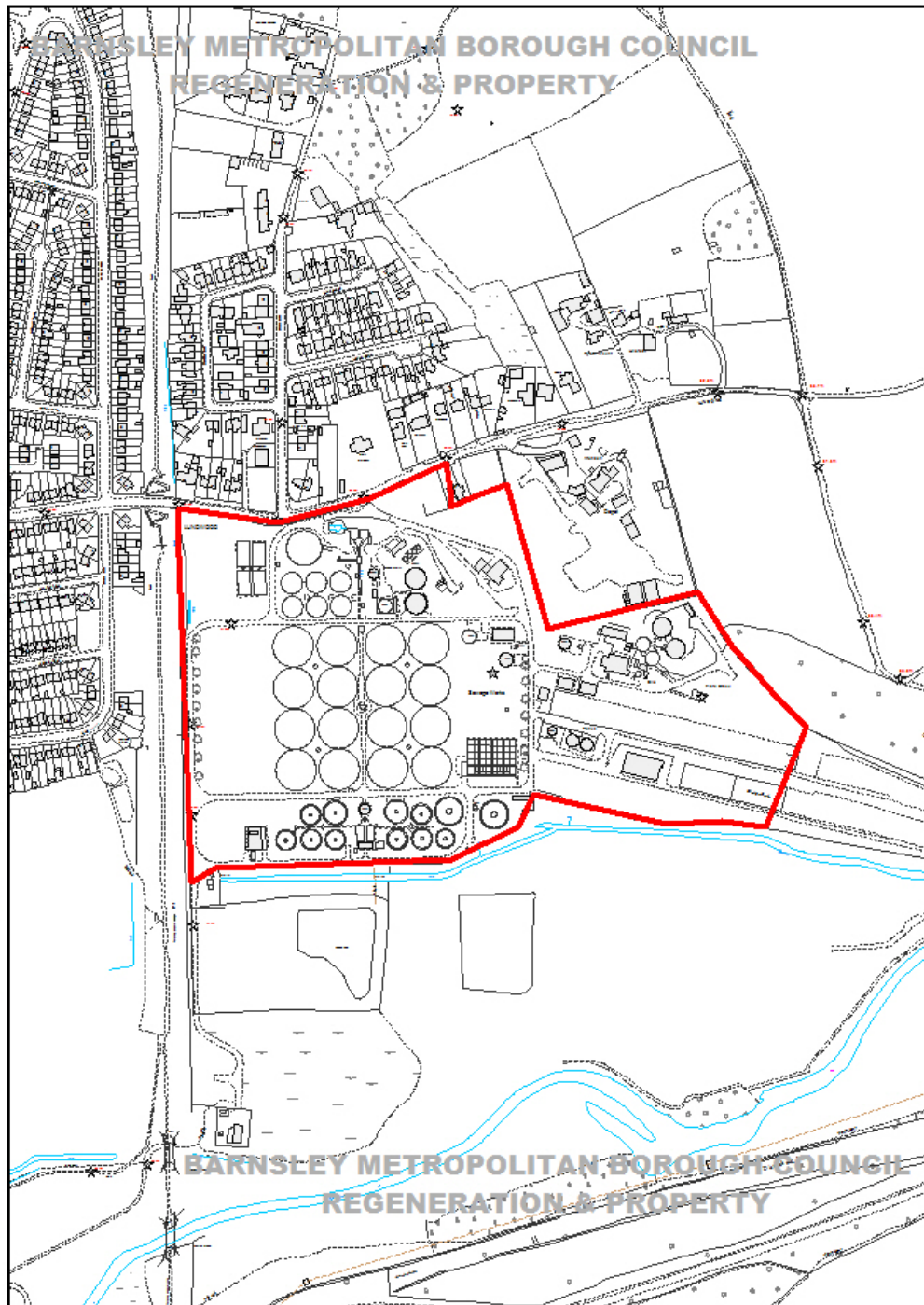
- 5 The ecological mitigation measures as stated in the Conclusions Section of the submitted 'Preliminary Ecological Appraisal' by ARUP shall be carried out and implemented in accordance with the methodology outlined in that report.

**Reason: In the interest of biodiversity in accordance with CSP36.**

PA Reference:-

2018/0035

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**BARNESLEY MBC - Regeneration & Property**



Scale 1: \_\_\_\_\_